



Boythorpe Avenue, Chesterfield S40 2QE

welcome to

Boythorpe Avenue, Chesterfield

GUIDE PRICE £160,000 - £170,000. Found just outside of Chesterfield town centre is this Three Bedroom Semi Detached Family Home. Offering the perfect opportunity for First Time Buyers, this home offers accommodation over two floors and is finished to parking to the rear. Early Viewing Essential.



Lounge

14' x 13' Max (4.27m x 3.96m Max)

A front facing PVCu double glazed door opens to this entrance hallway. Offering a front facing PVCu double glazed window and a central heating radiator, this lounge is completed with stairs which rise to the first floor accommodation.

Kitchen

13' 5" x 14' 1" (4.09m x 4.29m)

Fitted with a range of wall, base and drawer units with complementary work surfaces and a 1 1/2 sink and drainer with mixer tap. Whilst space can be found for a cooker, further space is offered for a freezer and an under counter fridge. Space and plumbing is further featured for an automatic washing machine along with the wall mounted boiler only fitted in 2023. Completing this kitchen is a rear facing PVCu double glazed door, a rear facing PVCu double glazed window and a central heating radiator.

Landing

Stairs rise from the lounge to this first floor landing. Offering a central heating radiator and a front facing PVCu double glazed window, whilst stairs rise to bedroom one.

Bedroom Two

13' 3" x 9' 2" Max Into Chimney (4.04m x 2.79m Max Into Chimney)

This rear facing second bedroom offers a PVCu double glazed window and a central heating radiator.

Bedroom Three

12' 7" x 8' 8" Max Into Chimney (3.84m x 2.64m Max Into Chimney)

This third bedroom found to the front of the home offers a PVCu double glazed window and a central heating radiator.

Wet Room

This wet room offers a three piece suite comprising of a low flush w.c and a pedestal hand wash basin, whilst it is completed with an electric shower. Part wall tiling is featured to this wet room, along with a

central heating radiator and a built in storage cupboard. Completing this wet room is a rear facing PVCu double glazed obscure window.

Bedroom One

12' 11" x 12' 10" (3.94m x 3.91m)

Stairs rise from the first floor landing to this master bedroom. Offering a side facing PVCu double glazed window and a central heating radiator.

Outside & Exterior

This property found on Boythorpe Avenue offers a paved area to the front with a paved path offering access to the rear of the home.

The gardens to the rear of the home open with steps down to a small lawn area. Whilst the driveway can be found to the bottom with parking for one vehicles, accessed from a private road. This garden is completed with an outdoor w.c and shed.



view this property online williamhbrown.co.uk/Property/CSF104061



welcome to

Boythorpe Avenue, Chesterfield

- Council Tax Band: A
- Three Bedroom Semi Detached Family Home
- Found in the Popular Residential Location of Chesterfield
- Lounge and Kitchen
- Two First Floor Bedrooms and Wet Room

Tenure: Freehold EPC Rating: D

guide price

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSF104061



Property Ref:
CSF104061 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk